

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/10 Violet Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$835,000

Property Type

Townhouse

Suburb

Essendon

Period - From

09/07/2025

to

08/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/5 Violet St ESSENDON 3040	\$617,500	02/07/2026
2	7/7 Schofield St ESSENDON 3040	\$630,000	29/06/2026
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/07/2026 10:05

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2 1 1

Rooms: 4
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Townhouse Price
09/07/2025 - 08/07/2026: \$835,000

Comparable Properties

3/5 Violet St ESSENDON 3040 (REI)

2 1 1

Price: \$617,500
Method:
Date: 02/07/2026
Property Type: House

Agent Comments
Single level villa unit sold in the street.
Smaller in size.



7/7 Schofield St ESSENDON 3040 (REI)

2 1 1

Price: \$630,000
Method: Sold Before Auction
Date: 29/06/2026
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments
2 story townhouse. Inferior condition

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.